

00537798/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

JP MORGAN CHASE BANK, NATIONAL
ASSOCIATION

vs.

ESTATE OF PATRICK J. BERRY; KATHERINE MARIE
BERRY; ANTHONY PATRICK BERRY; LAURA
ELIZABETH BERRY; WILLIAM MACDONALD;
UNKNOWN HEIRS, SPOUSE, LEGATEES AND
DEWISEES OF THE ESTATE OF PATRICK J. BERRY;
DOES 1-10 INCLUSIVE; UNKNOWN OCCUPANTS OF
THE SUBJECT REAL PROPERTY; PARTIES IN
POSSESSION OF THE SUBJECT REAL PROPERTY;
PARTIES CLAIMING A RIGHT TO POSSESSION OF
THE SUBJECT PROPERTY; AND ALSO, ALL OTHER
UNKNOWN PERSONS OR PARTIES CLAIMING ANY
RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE
REAL ESTATE DESCRIBED IN THE COMPLAINT
HEREIN

SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL
PROPERTY

CAUSE # 13-2-37541-9 SEA

JUDGMENT RENDERED ON
06/02/2014
ORDER OF SALE ISSUED: 10/15/2014
DATE OF LEVY: 11/06/2014

TO: ESTATE OF PATRICK J. BERRY; JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

10833 NE 134TH ST., KIRKLAND, WA 98034

LOT 13 OF WEAVER'S JUANITA ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 73 OF PLATS, PAGES 59 AND 60, IN KING COUNTY, WASHINGTON.
APN/PARCEL # 9206200130

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: DECEMBER 26, 2014
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$288,071.88** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☒ 3. A redemption period of one year which will expire at 4:30 p.m. on **December 26, 2015.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **DECEMBER 26, 2015**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
MCCARTHY & HOLTHUS, LLP
108 1ST AVENUE SOUTH
STE. 300
SEATTLE, WA 98104
(206) 319-9100